GOVERNMENT OF ANDHRA PRADESH

A B S T R A CT

Municipal Administration & Urban Development Department – Tirupati Urban Development Authority – Change of land use from Residential use to Commercial use in Sy.No.1/2 to an extent of 1286.60 Sq.mt. of Nandimangalam Village, Puttur Municipality, Chittoor District - Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 48 Dated: 29-04-2021.

Read the following:

1. From the VC, TUDA, Tirupati Lr.Roc.No.1097/G1/2020, dt.21.09.2020.
2. Govt.Lr.No.1289793/H1/2020, dt.11.12.2020.
3. From the VC, TUDA, Tirupati, Lr.No.1097/G1/2020, 31.12.2020.
4. Govt. Memo No.138400/H1/2016, MA&UD (H) Department, Dated.15.02.2017.
5. Govt.Memo.No.1289793/H1/2020, dt.02.02.2021.
6. A.P. Extraordinary Gazette No.653, Part-I, dt.02.02.2021.
7. From VC, TUDA, Tirupati Lr.Roc.No.1097/G1/2020, dt.18.03.2021.

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ORDER:

The Draft variation to the land envisaged in the Master Plan of Tirupati Urban Development Authority Region, Tirupati issued in reference 5th read above was published in Extra-ordinary Andhra Pradesh Gazette No.653, Part-I, dated.02.02.2021. The Vice Chairman, Tirupati Urban Development Authority, Tirupati in the reference 3rd read above the applicant has paid total an amount of Rs.3,27,799/- vide Ch.Nos.1019, 1020 and 1021, dated.24.12.2020, towards Scrutiny/Institution/Publication/Conversion Charges for the proposed change of land use.

2. The Vice Chairman, Tirupati Urban Development Authority, Tirupati in the reference 7th read above has informed that they have published the draft variation appendix notification pertaining to the change of land use in Eenadu (Telugu version) and in The Hans India (English version) on 19.02.2021 respectively calling for objections/suggestions from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulate time in the matter. Hence, the draft variation is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e.,29.03.2021.

(BY OREDER AND IN THE NAME OF GOVERNOR OF ANDHRA PRADESH)

Y.SRILAKSHMI

SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.
The Vice Chairman, Tirupati Urban Development Authority, Tirupati.
Copy to:
The applicant through the Vice Chairman, Tirupati Urban Development Authority, Tirupati.
The Commissioner, Municipal Corporation, Tirupati.
The Special Officer & Competent Authority, Urban Land Ceiling, Tirupati.
The District Collector, Chittoor District.
Sc/Sf.

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Tirupati Urban Development Authority Region and its vicinity which was sanctioned in G.O.Ms.No.112, MA, Dated.08.03.2019 is proposed to make in exercise of the powers conferred by Sub-section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act, 2016.

VARIATION

As per the TUDA Region Land use Plan approved by the Government in G.O.Ms.No.112, MA, Dated.08.03.2019, Survey No.1/2 of Nandimangalam (Group) CTR Nattham Village, measuring a total extent of 1286.60 Sq.mts. is earmarked for Residential use. The said area is now designated from Residential use to Commercial use, which is shown in modification to Master Plan No.04/2020, Tirupati Urban Development Authority and which is available in the office of the Tirupati Urban Development Authority, Tirupati, subject to the following conditions:-

1. The applicants have to obtain building approvals from the competent authority duly handing over the site affected in Master Plan road widening to the local body at free of cost through registered gift deed.
2. The applicant shall submit the proposals in the site under reference to the Authority concerned for approval before taking any developmental activity in the site duly paying necessary charges as per rules in force.
3. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Tirupati Urban Development Authority/ Tirupati Municipal Corporation before issue

of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
6. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
7. Any other conditions as may be imposed by Vice Chairman, Tirupati Urban Development Authority, Tirupati.

SCHEDULE OF BOUNDARIES

North : 20’ Private Street

South : G. Venkatachalapathi & G Mahesh & Vacant site

East : Existing Tirupati to Arokkonam main road

West : Existing Sesha Sai School building

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER